



**HENSTOCK**  
PROPERTY SERVICES

REDUCED

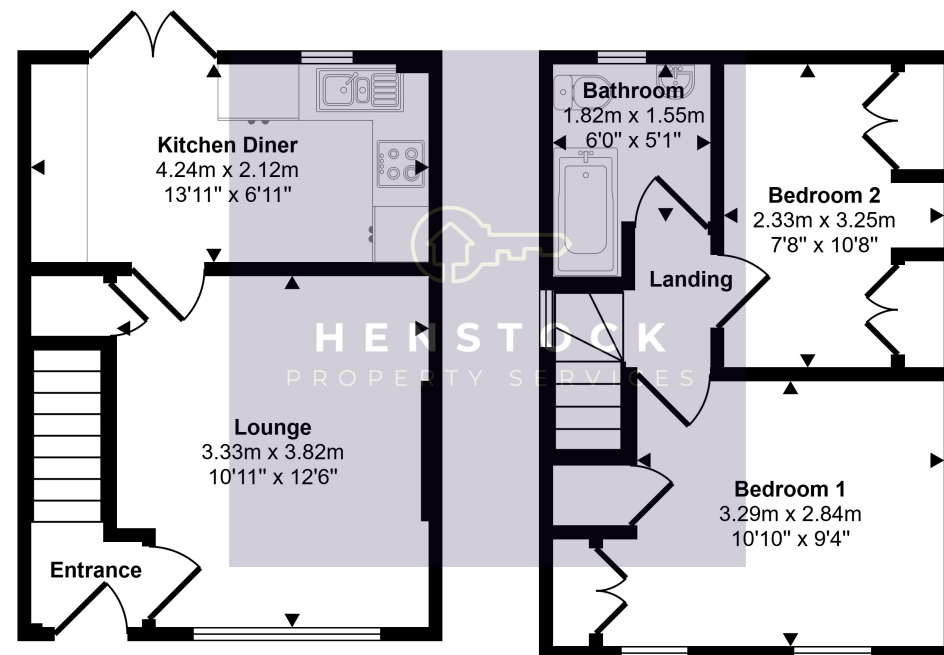


## 7 Tudor Grove, Middleton, Manchester, Lancashire M24 5AJ

- 2 BEDROOM END TERRACED (END OF 3)
- COUNCIL TAX BAND B
- OFF ROAD PARKING FOR 2 CARS
- PLEASANT REAR GARDEN
- WELL PRESENTED INTERIOR
- LEASEHOLD - £50 PER ANNUM

**Offers in Region of £215,000**

Approx Gross Internal Area  
52 sq m / 563 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	





## GROUND FLOOR

### Entrance

Hallway with stairs to upper floor.

### Front Lounge

3.33m x 3.82m (10' 11" x 12' 6")

### Kitchen/Diner

4.24m x 2.12m (13' 11" x 6' 11")

## FIRST FLOOR

### Bedroom 1

3.29m x 2.84m (10' 10" x 9' 4")

### Bedroom 2

2.33m x 3.25m (7' 8" x 10' 8")

### Bathroom

1.82m x 1.55m (6' 0" x 5' 1")

### Exterior

Lawned front garden with off road parking for 2 cars.

Rear garden with block paved patio and lawn.

## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this modern and well presented 2 bedroomed end terraced (end of 3) home set on this popular residential development. The living accommodation briefly comprises; entrance hallway, front lounge, fitted kitchen/kitchen, 2 bedrooms and a modern bathroom. The property also has the benefit of gas central heating, double glazed windows, off road parking to front and a good sized garden to rear. Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the M60/M62 motorway links.

